

BK 7306 PG 293

56-20
TRANSFER
TAX
PAID

WARRANTY DEED
(Joint Tenancy)
008005

PATRICIA A. ZIMBA of Unity, Maine, for consideration paid grants to **DAN B. WILLETTE and SARAH J. WILLETTE**, with a mailing address of 12 Robert Street, Winslow, ME 04901, with **WARRANTY COVENANTS** as joint tenants, a certain lot or parcel of land with the buildings thereon situated in Waterville, Kennebec County, State of Maine, bounded and described as follows:

Beginning at a point in the southerly line of Eustis Parkway measured three hundred fifty feet (350') westerly from the west line of Ruppert Street; thence westerly along the southerly line of Eustis Parkway one hundred five feet (105'); thence at right angles southerly one hundred feet (100'); thence at right angles easterly one hundred five feet (105'); thence northerly one hundred feet (100') to the point of beginning. Meaning and intending to convey Lot #32 on a Plan of Eustis Parkway, West End Plan, made by Carl H. Crane, Reg. Civil Engineer, of Waterville, Maine, August 27, 1963.

The conveyance of the Lots #30 and #32 on Eustis Parkway is subject to the following restrictions, which are to run with the land:

No building other than a private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty-two feet (32') from the line of any street, provided, however, that porticoes projecting not over three feet (3'), steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than eight feet (8') from any sideline. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than Twenty Thousand Dollars (\$20,000.00). The garage, unless built as a part of the house, shall be set back at least 60 feet (60') from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy feet (70') frontage on the street. The finish grade of the lot facing the street shall not be over three feet (3') above the top surface of the center line on the street when completed and the top of the foundation wall of the house erected on said lot shall be not over four feet (4') above the top surface of said center line of the street.

Meaning and intending to convey the premises conveyed to the within Grantor by deed of F. William Zimba to Grantor, and recorded at Book 3042, Page 307.

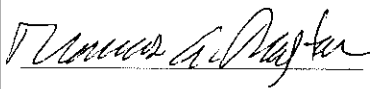
Germaine A. Zimba, life tenant, died on 3/26/02. F. William Zimba, husband of Grantor, joins in this deed, releasing all rights to this property.

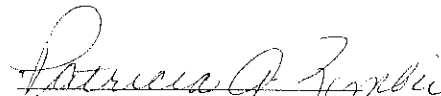

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WITNESS our hands and seals this 12th day of March, 2003.



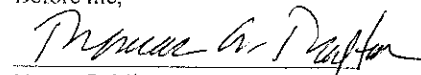

PATRICIA A. ZIMBA

F. WILLIAM ZIMBA

STATE OF MAINE
COUNTY OF KENNEBEC

March 12, 2003

Personally appeared the above-named **Patricia A. Zimba and F. William Zimba** and acknowledged the signing of the foregoing instrument to be her and his free act and deed.

Before me,


Notary Public

(Type or print name below line)

HLC/mjm

W-113

THOMAS A. TRAFTON
Notary Public, Maine
My Commission Expires February 15, 2010

RECEIVED KENNEBEC SS.

2003 MAR 13 PM 2:39

ATTEST: 
REGISTER OF DEEDS